

STATE MS. - DESOTO CO.
FILED

APR 3 12 45 PM '96

BK 298 PG 397
W.E. DAVIS CH. CLK.

Prepared by and return to:

Joseph M. Sparkman, Jr.
Attorney at Law
Post Office Box 266
Southaven, MS 38671-0266
601 349-6900Susan K. Powers, A Married Person
f/k/a Susan J. Keath,

GRANTOR

to:

WARRANTY DEED

Poly Paul Sin, et ux,

GRANTEES.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid and other good and valuable considerations, the receipt of all which is hereby acknowledged, Susan K. Powers, f/k/a Susan J. Keath and husband, Randolph V. Powers do hereby sell, convey and warrant unto Poly Paul Sin and wife, Veng Cindy Sin as tenants by the entirety and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, being more particularly described as follows, to wit:

Lot 37, Section "A", Autumn Woods Subdivision, in Section 19, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 27, Pages 40-41, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this Deed is subject to rights-of-way and easements of record for public roads and public utilities, subdivision and zoning regulations in effect, prior reservations of oil and mineral rights, all applicable building restrictions and restrictive covenants of record which are of record in the office of the Chancery Clerk of DeSoto County, Mississippi.

By way of explantion, Grantor's lawful spouse, Randolph V. Powers, joins in this instrument to convey any and all rights, whether statutory or otherwise, which he may have in the subject property.

Taxes for the year 1996 are to be paid by Grantees and possession is to be given with receipt of this Deed.

WITNESS the signature of the Grantors, this the 28 day of March, 1996.

Susan K. Powers
Susan K. Powers

Randolph V. Powers
Randolph V. Powers

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

PERSONALLY appeared before me, the undersigned authority in and for the State and County aforesaid, the within named Susan K. Powers and husband, Randolph V. Powers, who acknowledge that they executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office, this the 28 of March, 1996.

Lillian Balam-Verharst
Notary Public

My commission expires:

Jan 2, 1998Grantors' Address: 20619 WYANDOTTGrantors' Telephone Number: Home- 818-622-5466

Grantee's Address: 800 Maple Cove, Southaven, Mississippi 38671

Grantee's Telephone Number: Home- 601 393-5738 Work- 901 795-2625